

MINOR LAND DIVISION
TENTATIVE PARCEL MAP 073398
FOR CONDOMINIUM CONVERSION PURPOSES
LOCATED IN THE UNINCORPORATED TERRITORY OF
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PREPARED BY:

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SITE ADDRESS:

2474 & 2476 FLORENCITA DRIVE,
MONTROSE, CA.

APN: 5807-016-017

DATE OF SURVEY:

JANUARY 26, 2015

BENCHMARK INFORMATION:

BENCHMARK I.D.: Y 4730
YEAR: 2005
ELEVATION: 1326.06 FEET
DESCRIPTION: CRESCENTA WATER CO MON ON CB RET 16.4' S/O
BOR NW CORNER MONTROSE AVENUE AND
BRIGGS AVENUE.

LEGEND:

CL CENTERLINE
EL ELEVATION
FL FLOW LINE
FFE FINISHED FLOOR ELEVATION
FS FINISHED SURFACE
FH FIRE HYDRANT
OFFE GARAGE FINISHED FLOOR ELEVATION
GM GAS METER
GW GUARD WIRE
NG NATURAL GRADE
PP POWER POLE
SCO SEWER CLEANOUT
SS STREET SIGN
TC TOP OF CURB
TG TOP OF GRATE
WM WATER METER
DIRECTION OF FLOW

1310 NG EXISTING ELEVATION
8" 10" TREE
1" 5" TREE

LEGAL DESCRIPTION:

THAT PORTION OF LOT 475 OF TRACT NO. 1701, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 178 AND 179 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 475; THENCE NORTHERLY ALONG THE EASTERLY LINE THEREOF 50.635 FEET; THENCE IN A DIRECT LINE TO A POINT ON THE WESTERLY LINE OF SAID LOT, 50 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT, 50 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY ALONG THE SOUTHERLY LINE THEREOF 185.97 FEET TO THE POINT OF BEGINNING.

EASEMENT NOTES:

THE FOLLOWING EASEMENTS AS DISCLOSED IN FIDELITY NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 00086564-994-VNO-SI, WITH EFFECTIVE DATE OF JANUARY 12, 2015, AFFECT THE SUBJECT PROPERTY AND USE OF THE SAME:

ITEMS SHOWN THUS REFER TO THE ITEM NUMBERS LISTED IN THE EXCEPTIONS TO COVERAGE SECTION OF SAID PRELIMINARY REPORT.

EASEMENT NOTES CONTINUATION:

- ① EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (NOT PLOTTED, UNLOCATABLE)
- PURPOSE: PUBLIC UTILITIES
RECORDING NO.: IN BOOK 78, PAGE 309, OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN
- ② EASEMENTS FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS SET FORTH IN A DOCUMENT (PLOTTED HEREON, TO REMAIN)
- PURPOSE: PUBLIC UTILITIES
RECORDING NO.: IN BOOK 16885, PAGE 164, OF OFFICIAL RECORDS
AFFECTS: SAID LAND PARTICULARLY DESCRIBED THEREIN

NOTES:

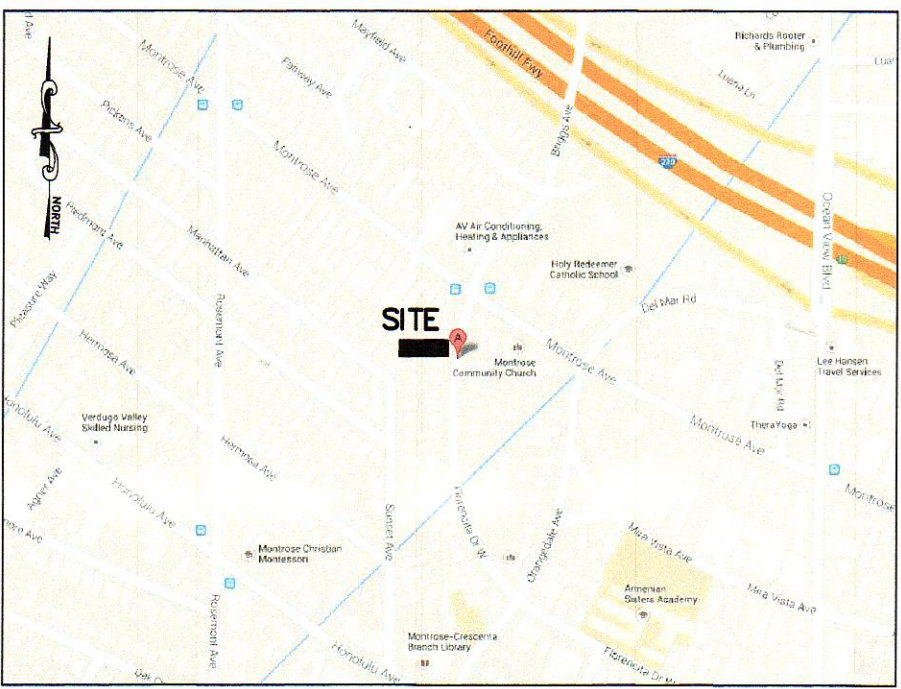
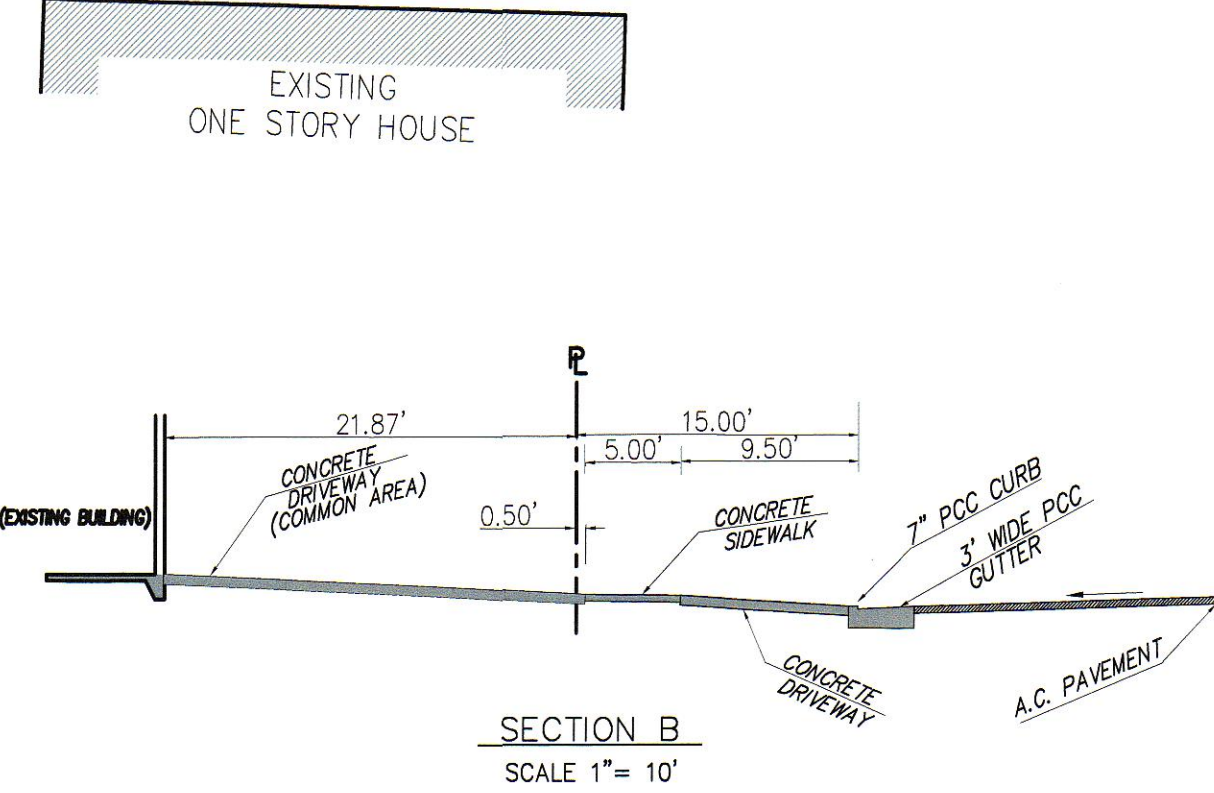
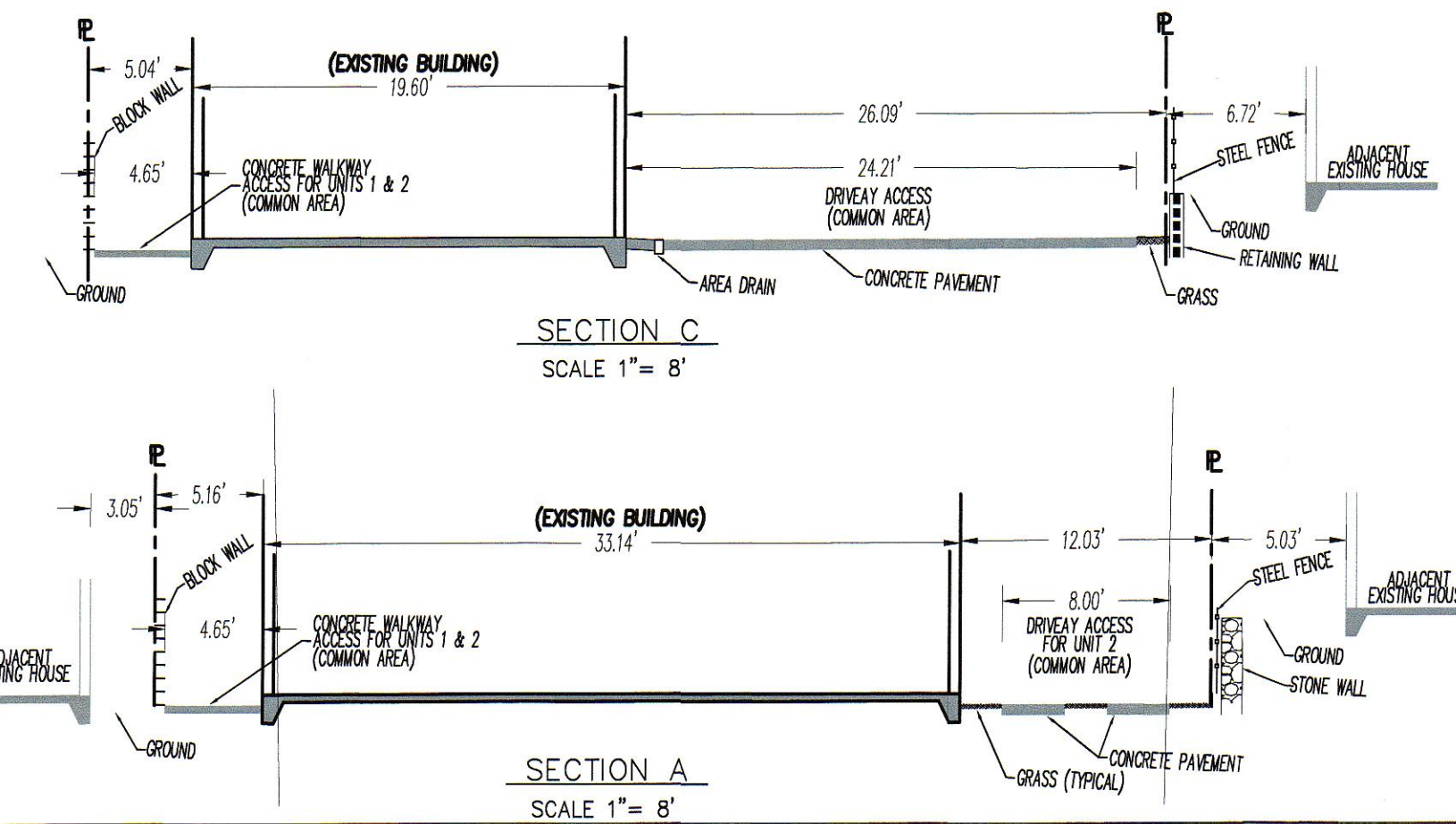
- NO. OF LOTS= 1
- EXISTING ZONE DESIGNATION= R-2
- PROPOSED ZONE DESIGNATION= R-2
- PROJECT SCOPE: 2 UNIT CONDOMINIUM CONVERSION
- PARKING SPACES= 5
- SEWAGE DISPOSAL FOR EACH UNIT IS BY UNDERGROUND SEWER SYSTEM WHICH CONNECTS TO SEWER MAIN LINE ON FLORENCITA DRIVE (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
- SOURCE OF WATER SUPPLY (LA CRESCENTA VALLEY COUNTY WATER DISTRICT)
- SURFACE & CONTRIBUTORY DRAINAGE TO BE CONVEYED TO STREET
- NO OAK, WESTERN SYCAMORE, CALIFORNIA BAY OR SOUTHERN CALIFORNIA BLACK WALNUT TREES ON PROPERTY
- BOUNDARY MONUMENTS WERE SET/FOUND PER R.S. 258/7
- LAND USE = CATEGORY 3 (MEDIUM DENSITY RESIDENTIAL, 12 TO 22 DWELLING UNITS/ACRE)
- GRADING IS NOT BEING PROPOSED
- ALL WALLS AND FENCES SHOWN ON THIS MAP ARE TO REMAIN
- EXISTING STREET FRONTAGE IS 50.64 FEET AS NOTED
- CIVIL ENGINEER: LARRY FINLEY (RCE 46606)

LAND AREA SUMMARY FOR PARCEL 1
(DETACHED CONDOMINIUM, SINGLE- FAMILY RESIDENCE)

	SQUARE FEET	ACRES
2-UNIT CONDOMINIUM CONVERSION		
GROSS LAND AREA	9,471	0.22

TREE LEGEND

- 1 1" MAPLE TREE (NEWLY PLANTED) TO REMAIN FOR 2476 FLORENCITA DRIVE
- 2 1" PEPPER TREE (NEWLY PLANTED) TO REMAIN



VICINITY MAP
NOT TO SCALE

